



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग दोन

वर्ष ६, अंक ३२]

गुरुवार, सप्टेंबर ११, २०१४/भाद्र २०, शके १९३६

[पृष्ठे ४, किंमत : रुपये १२.००

असाधारण क्रमांक ६१

प्राधिकृत प्रकाशन

उल्हासनगर महानगरपालिका

नगररचना विभाग

सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक उमपा/नरवि/२२/२०१४.— ज्याअर्थी, उल्हासनगर शहराची विकास योजना व विकास नियंत्रण नियमावली (यापुढे जिचा उल्लेख “उक्त विकास नियंत्रण नियमावली” असा करण्यात आला आहे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) च्या कलम ३१ (१) अन्वये शासन अधिसूचना क्रमांक टीपीएस-१२७२/६०१८५/आरपीसी, दिनांक २० मे १९७४ अन्वये मंजूर झाली असून, ती दिनांक १ जुलै १९७४ पासून अंमलात आली आहे.

आणि ज्याअर्थी, उक्त विकास नियंत्रण नियमावलीमध्ये बालकनी, जिना, लिफ्ट, लिफ्ट रूम, सामाईक सोयीसुविधा, कपाटे व प्रोजेक्शन इ. बाबी चटई क्षेत्र निर्देशांक मुक्त समाविष्ट केलेल्या नाहीत ;

आणि ज्याअर्थी, उक्त मंजूर विकास नियंत्रण नियमावलीमध्ये उक्त बाबी समाविष्ट करणे, उल्हासनगर महानगरपालिकेस आवश्यक वाटत आहेत ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३७ (१) सह कलम १५४ अन्वये शासनाने पारित केलेल्या आदेश क्र. टीपीएस-१२०६/३३८२/प्र.क्र.१२०/०७/नवि-१२, दिनांक २६ फेब्रुवारी २००८ अन्वये उक्त अधिनियमाच्या कलम ३७ (१) अन्वये किरकोळ फेरबदलाची कार्यवाही करणेबाबत निर्देश उल्हासनगर महानगरपालिकेस दिलेले आहेत.

### परिशिष्ट

(A) The said Corporation shall publish the requisite notice under section 37 (1) of the said Act so as to substitute the regulation No. 13.4(c) and to include the New Regulation No 13.4.4 of the said Regulations as under —

13.4 (C) In residential buildings in R-1 and R-2 zones. Balcony or balconies at roof level above floor 1 (including stilt floor) of a width of 1.2 mt. From building line measured perpendicular to the building line to the outer most line of balcony may be permitted overhanging setbacks within one's own land and courtyards and this shall be subject to a maximum 1/3rd length of perimeter of building. Balcony shall be permitted to project to marginal open space of not less than 3 mt. in width. Balconies may be permitted free of FSI of each floor excluding the ground and the terrace

floor of an area not more than 10% of the area of the floor from which such balcony projects.

13.4.4 Additional area to be excluded from FSI computation.—

(i) Area covered by staircase rooms lift rooms above the topmost storey, lift-wells stair well and stair-cases architectural features, chimneys and elevated tanks of permissible dimensions in buildings permissible only in residential and commercial zone.

(ii) Area of fire escape stairways and Fire escape passages.

(iii) Area of balconies as per the Regulations No. 13.4(c)

(iv) Area Covered by additional lift including passage to be provided in a building with permission of Commissioner.

(v) Cupboards to the extent of 0.45 X 2.4 mt. between sill level and lintel level shall be permitted in required open space and on one side of room. However cupboards may be permitted on ground floor within a building line.

आणि ज्याअर्थी, उल्हासनगर महानगरपालिकेच्या महासभेने अनुक्रमे ठराव क्र. ४७, दिनांक ९ जानेवारी २००९ व ठराव क्र.११. दिनांक १० मार्च २०१० अन्वये अधिमूल्य स्वीकारून जिना, लिफ्ट, लिफ्ट लॉबी व पॅसेज अधिमूल्य आकारून चटई क्षेत्र निर्देशांक मुक्त अनुज्ञेय करण्यासाठी मान्यता दिलेली आहे.

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१) मधील तरतुदीनुसार उल्हासनगर महानगरपालिका उक्त किरकोळ फेरबदलाबाबत नागरिकांकडून हरकती/सूचना ही सूचना शासन राजपत्र व स्थानिक वर्तमानपत्रात प्रसिद्ध झालेपासून ३० दिवसात आयुक्त, उल्हासनगर महानगरपालिका यांचेकडे मागवित आहे. ३० दिवसानंतर प्राप्त झालेल्या सूचना/हरकती व अर्जाचा विचार केला जाणार नाही.

सदरहू प्रस्तावित किरकोळ फेरबदलाची सूचना सर्वसामान्य नागरिकांसाठी अवलोकनार्थ कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी उल्हासनगर महानगरपालिकेच्या नोटीस बोर्ड व नगररचना विभागामध्ये एक महिन्याच्या कालावधीकरिता उपलब्ध राहील.

सदर फेरबदलाची सूचना ही उल्हासनगर महानगरपालिकेच्या [www.umcgov.com](http://www.umcgov.com) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

उल्हासनगर,  
दिनांक ११ सप्टेंबर २०१४.

बालाजी ना. खतगांवकर  
आयुक्त,  
उल्हासनगर महानगरपालिका.

## ULHASNAGAR MUNICIPAL CORPORATION

### TOWN PLANNING DEPARTMENT

#### Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. UMC/TPD/22/2014.—Whereas, the Development Plan alongwith Development Control Regulations (hereinafter referred to as the “said Regulations”) for Ulhasnagar Municipal Corporation (hereinafter referred to as “the said Corporation”) has been sanctioned by the Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act *vide* Urban Development Department’s Notification No. TPS-1272/60185/RPC, dated 20th May 1974 and has come into force with effect from 1st July 1974.

And whereas, said regulations do not contains the provision of deduction of balcony, staircase well, lift well, lift room, common amenities, cupboard, and projection etc., of permissible dimensions for F.S.I, calculations;

And whereas Ulhasnagar Municipal Corporation finds it necessary to make such provision in the said regulation;

And whereas, in view of the above facts and in view of the powers vested with Government, under section 37 (1) with section 154 of the said Act, issued order No. TPS-1206/3382/CR-120/07/UD-12, dated 26th February 2008 to initiate the modification under section 37(1) of the said Act. Accordingly the Ulhasnagar Municipal Corporation hereby issues the following directions.

#### Directions

(A) The “said Corporation shall publish the requisite notice under section 37 (1) of the said Act so as to substitute the regulation No. 13.4(c) and to include the New Regulation No 13.4.4 of the said Regulations as under —

13.4 (C) In residential buildings in R-1 and R-2 Zones. Balcony or balconies at roof level above floor 1 (including stilt floor) of a width of 1.2 mt. From building line measured perpendicular to the building line to the outer most line of balcony may be permitted overhanging setbacks within one’s own land and courtyards and this shall be subject to a maximum 1/3<sup>rd</sup> length of perimeter of building. Balcony shall be permitted to project to marginal open space of not less than 3 mt. in width. Balconies may be permitted free of FSI of each floor excluding the ground and the terrace floor of an area not more than 10% of the area of the floor from which such balcony projects.

13.4.4 Additional area to be excluded from FSI computation.

(i) Area covered by staircase rooms lift rooms above the topmost storey, lift-wells stair well and stair-cases architectural features, chimneys and elevated tanks of permissible dimensions in buildings permissible only in residential and commercial zone.

(ii) Area of fire escape stairways and fire escape passages. ,

(iii) Area of balconies as per the Regulations No. 13.4(c)

(iv) Area Covered by additional lift including passage to be provided in a building with permission of Commissioner.

(v) Cupboards to the extent of 0.45 x 2.4 mt. between sill level and lintel level shall be permitted in required open space and on one side of room. However cupboards may be permitted on ground floor within a building line.

And whereas, Ulhasnagar Municipal Corporation *vide* their resolutions No. 47, dated 9th January 2009 and No. 91, dated 10th March 2010 respectively has approved premium for the staircase well, lift well, lift lobby and Passage instead of given free of FSI.

Now, therefore, in exercise of the powers vested under section 37(1) of the said Act, the Ulhasnagar Municipal Corporation is hereby publish this notice for inviting suggestions / objections

from the general public within a period of one month from the date of publication of this notice in the *Official Gazette*, with regard to the proposed modification described in the schedule appended hereto. Any suggestions / objections on the proposed modification be forwarded to the Commissioner, Ulhasnagar Municipal Corporation within 30 days. Suggestions / Objections received after 30 days will not be considered.

The aforesaid proposed modification shall be available for inspection for the general public during office hours on all working day at the office notice board of the Ulhasnagar Municipal Corporation and the Town Planning Department.

This notice shall also be published on the Ulhasnagar Municipal Corporation website: [www.umcgov.com](http://www.umcgov.com).

Ulhasnagar, dated 11th September 2014.

BALAJI N. KHATGAONKAR,  
Commissioner,  
Ulhasnagar Municipal Corporation.